

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 31, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

Anthony Ghiossi, Senior Building Inspector  
Fletcher Parsons, Associate Engineer  
Rachel Bacola, Assistant Planner  
Sandy Baily, Associate Planner  
Vu Nguyen, Assistant Planner

**PUBLIC HEARING**

ITEM 1: 16201 Camino Del Sol  
Architecture and Site Application S-05-003

Requesting approval to demolish a single family residence and to construct a new single family residence and an accessory structure within reduced setbacks on property zoned R-1:8. APN 424-35-009.

PROPERTY OWNER/APPLICANT: Mike Backlund

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

(1) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

(2) The application is Categorically Exempt from CEQA, Section 15303.

(3) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence that:

1. The Town's housing stock will be maintained in that the house will be replaced.
  2. The structure has no historic significance.
  3. The property owner has no desire to maintain the structure.
  4. The economic utility of the structure is in fair condition.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **PUBLIC HEARING**

ITEM 2: 245 Glen Ridge Avenue  
Architecture and Site Application S-05-063

Requesting approval to construct a new single family residence with reduced setbacks on a nonconforming lot zoned R-1:8. Proposed plans match previously approved plans which have expired. APN 510-16-036

PROPERTY OWNER: Mark and Barbara Beck

APPLICANT: E. Gary Schloh

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:

(1) The application is Categorically Exempt from CEQA, Section 15303.

(2) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **PUBLIC HEARING**

ITEM 3: 112 Teresita Way  
Architecture and Site Application S-05-053

Requesting approval of an exterior modification to an existing home on property zoned HR-1. APN 532-40-028

PROPERTY OWNER: Bob & Ruth Couse

APPLICANT: Bob & Ruth Couse

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to continue the matter to a date uncertain with the direction to the applicant to install the required story poles.
7. *Ghiossi* seconded, motion passed unanimously.

## **PUBLIC HEARING**

### **ITEM 4: 162 Twin Oaks Drive Architecture and Site Application S-05-065**

Requesting approval of a grading permit for creek side improvements on property zoned R-1:10.  
APN 532-15-028.

PROPERTY OWNER/APPLICANT: Steve Montoya

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was not present.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:

(1) The application is Categorically Exempt from CEQA, Section 15304.

(2) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

### **ITEM 5: 26 Ashler Avenue Architecture and Site Application S-05-065**

Requesting approval to eliminate a secondary dwelling unit on property zoned R-1D.  
APN 410-14-042.

PROPERTY OWNER/APPLICANT: Laura Hagan

Deemed incomplete by Planning Division. Does not need to return to the Development Review Committee. Matter tentatively scheduled for the Planning Commission meeting of 6/22/05.

## **ADJOURNMENT**

Meeting adjourned at 9:20 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner